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JOSEPH B. GILL, ET UX
P.O. Box 57
Nesbit, MS 38651
601/368-7043

Grantors

To

JEFFREY SCOTT ACKERMAN, ET UX
793 Chickadee Cove
Hernando, MS 38632
601/368-1218

Grantees

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, JOSEPH B. GILL and wife, MARY H. GILL, do hereby grant, bargain, sell, convey and warrant unto JEFFREY SCOTT ACKERMAN and wife, JUDY CAROL ACKERMAN, as tenants by the entirety with full right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot "C" of the Gill tract in Section 27, Township 2, Range 8 West, DeSoto County, Mississippi, described as BEGINNING at a point in the centerline of Tulane Road, said point being a point 2310.0 feet south of the northwest corner of Section 27, Township 2, Range 8 West and being the southwest corner of Tract "B" of the Gill Tract; thence south 1°30' west 330.0 feet along the centerline of said road to a point; thence south 88°30' east 660.0 feet to a point; thence north 1°30' east 330.0 feet to a point; thence north 88°30' west 660.0 feet to the point of beginning and containing 5.0 acres, more or less.

A plat of the above described land was made by J.F. Lauderdale, P.E., dated July 2, 1986, and is attached hereto and is to be recorded herewith and made a part hereof.

The hereinabove described property is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations, and health department regulations in effect in DeSoto County, Mississippi. One-half of mineral rights were reserved in deed of date July 1, 1952, of record in Book 39, page 186, of the deed records of DeSoto County, Mississippi.

The warranty of this deed is further subject to the Federal Agricultural rental program through December 31, 1988.

The following restrictions shall apply to the above described tract of land and shall be binding on all persons owning said lot.

1. No mobile home or trailers shall be allowed on the lot.
2. Conventional residence shall have a heated floor area of not less than 1600 square feet.

3. No commercial business shall be conducted on any lot.

Taxes for the year 1988 shall be pro-rated between the parties as to the date of this deed. Taxes for all years thereafter shall be paid by the Grantees. Possession is given with the delivery of this deed.

WITNESS our signatures, this the 6th day of May, 1988.

Joseph B. Gill
Joseph B. Gill

Mary H. Gill
Mary H. Gill

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said state and county, the within named JOSEPH B. GILL and wife, MARY H. GILL, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed for the purposes therein expressed.

6th GIVEN under my hand and official seal of office, this the day of May, 1988.

Faye G. Daniels
Notary Public



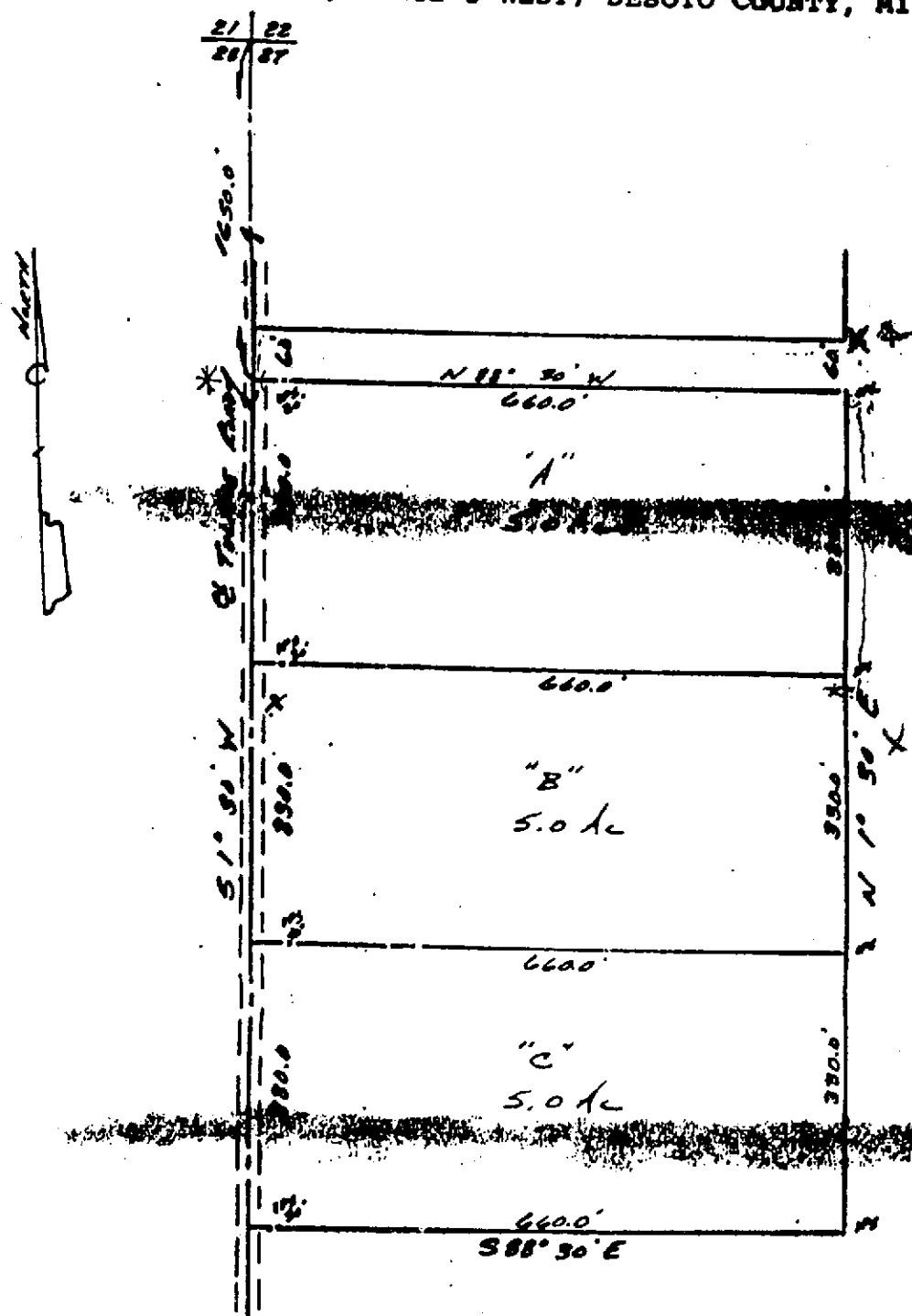
COMMISSION EXPIRES:

8-10-88

SOA.

H. R. R. W. R. C.

SURVEY OF THREE LOTS AS PART OF THE GILL TRACT IN SECTION 27;
TOWNSHIP 2 SOUTH; RANGE 8 WEST; DESOTO COUNTY, MISSISSIPPI.



SCALE: 1" = 200'

July 2, 1986

J. F. Lauderdale L.S.

Filed 10:00 A.M. 9 May 1986
Recorded in Book 2047 page 142
W. E. Davis, Chancery Clerk